

PH-1

**PARTIDA, ANNA**

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**From:** Derek Smith <dsmith@ufcw324.org>  
**Sent:** Monday, November 28, 2022 11:05 AM  
**To:** PC Public Comments  
**Cc:** stephanie.uy@shrynegroup.com  
**Subject:** Support Letter for Item 1 112822 Meeting  
**Attachments:** UFCW Support Letter Shryne PA 21 33 112822.docx

To the Costa Mesa Planning Commission staff:

Please find attached our letter of support pursuant to Item #1 on tonight's Planning Commission agenda. Would you please include this with the relevant documents on this item?

Thank you

Derek Smith  
Political Director, UFCW Local 324

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Andrea Zinder  
President

Matt Bell  
Secretary - Treasurer

November 28, 2022

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Dear City of Costa Mesa,

On behalf of more than 21,000 members of the United Food and Commercial Workers (UFCW) Local 324, we wish to express our strong support for the Shryne Group's planning application for a cannabis retail storefront business at 2710 Harbor Blvd, Costa Mesa. We are highlighting our support for the Shryne Group because of the company's commitment to the safety of its employees and customers, highest standards of regulatory compliance, professionalism of the organization's leaders, and most of all, the compassion and care it has shown for communities in which they operate.

The Shryne Group shares our vision of empowering workers and sharing in the success of its business with its employees. They are the first cannabis company to execute a first-of-its-kind Global Collective Bargaining Agreement with the UFCW, unionizing all existing Shryne Group retail stores and future store locations. Through this Global Collective Bargaining Agreement, they are committed to hiring locally, supporting workers' development through workforce training programs, and providing higher wages, health, vision, and dental benefits. They are also one of the few cannabis companies with an employer-funded pension plan, which the UFCW helps to administrate.

UFCW's partnership with the Shryne Group raises standards for cannabis workers across California and we are proud to represent the workers at the forefront of the legal cannabis industry. Shryne Group will be a tremendous asset to the employees, customers, and other stakeholders in this city by prioritizing compassion, education, and safety for the City of Costa Mesa. We strongly encourage the City of Costa Mesa to approve Shryne Group's planning application PA-21-33 for a retail cannabis storefront business at 675 Paularino Avenue, Suite E, Costa Mesa, CA.

Thank you for your time and consideration.

Regards,

Andrea Zinder  
President, United Food and Commercial Workers (UFCW) Local 324

PH-1

**PARTIDA, ANNA**

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**From:** GREEN, BRENDA  
**Sent:** Monday, November 28, 2022 1:48 PM  
**To:** PC Public Comments  
**Subject:** FW: Planning Application 21-33 for a storefront retail cannabis business

*Brenda Green*

City Clerk  
City of Costa Mesa  
714/754-5221

*E-mail correspondence with the City of Costa Mesa (and attachments, if any) may be subject to the California Public Records Act, and as such may, therefore, be subject to public disclosure unless otherwise exempt under the act.*

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**From:** Delta Tanimoto <deltat@dwasmith.com>  
**Sent:** Monday, November 28, 2022 1:08 PM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Cc:** Raymond Kim <raynhk1@gmail.com>; sedelman@gibsondunn.com; MARR, ANDREA <ANDREA.MARR@costamesaca.gov>; STEPHENS, JOHN <JOHN.STEPHENS@costamesaca.gov>; CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>  
**Subject:** Planning Application 21-33 for a storefront retail cannabis business

Hello,

I apologize for the delay in submitting these concerns about the proposed marijuana store. I represent a neighboring property owner at 688 Baker Street. His English is somewhat limited - hence the delay in our responding to the notice we received in the mail about the proposed cannabis business. Since receiving the notice, his concerns grew about a marijuana use so close to his retail and service tenants. In addition, he was advised that if this business is allowed, the neighboring property values, his retail building included, will drop. He is also concerned that prospective new tenants will not be interested in locating their businesses in the area.

We are also concerned about increased loitering, disorderly conduct and crime in the area. The current local businesses are, for the most part, small mom and pop businesses. There is a lack of synergy between the local shops and a cannabis store which brings no value to the neighborhood.

We respectfully ask that the City Council reconsider this use in the light that it will not help and perhaps even damage neighboring businesses and property values.

Thank you for your time and consideration.

**Delta Tanimoto**  
**DWA Smith & Company**  
1109 Quail Street, Newport Beach CA 92660-2705  
BRE License #00889271

☎: 949-851-1244

📞: 949-851-1804

✉: [deltat@dwasmith.com](mailto:deltat@dwasmith.com)

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**From:** Chris Fewel <cfewel@fewel-associates.com>  
**Sent:** Saturday, November 26, 2022 12:56 PM  
**To:** PLANNING INFO  
**Subject:** PA-21-34 2332 Newport Blvd

I am a former planning commissioner with the city of Costa Mesa, so first let me thank all of you for the work you are doing.

My office is at Wilson Avenue and Newport Blvd, which is only a few feet from this proposed retail cannabis storefront. I would like to request that this proposal be denied as this particular portion of Costa Mesa has a high level of homelessness that is already difficult to control. Adding a cannabis store to that mix is not wise. I would ask that you would vote no on this request as it will only exacerbate an already difficult problem. Please pay attention to the Costa Mesa's regulations, conditions of approval, and State regulations that would allow for a no vote based on public safety concerns. Thank you.

Chris

Chris Fewel, MAI  
President

**Fewel & Associates** is a local **commercial real estate appraisal firm** specializing in industrial, office, retail, and apartment properties within Southern California.

Contact us regarding your commercial real estate appraisal needs.

**949-570-9406**

129 W. Wilson Street, Suite 201 | Costa Mesa, CA 92627



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PH-2

**PARTIDA, ANNA**

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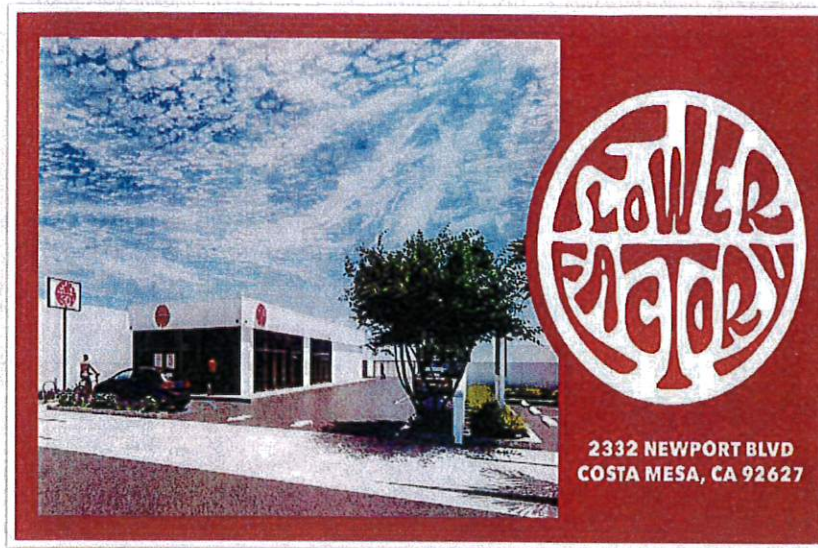
**From:** Jim Fitz <jimfitzeco@gmail.com>  
**Sent:** Monday, November 28, 2022 12:05 PM  
**To:** PC Public Comments  
**Cc:** HALLIGAN, MICHELLE; Chris Glew  
**Subject:** 2332 Newport Blvd - Letters of Support  
**Attachments:** DOC112822-11282022125244.pdf

Michelle

2 Letters of Support

Jim

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We support a cannabis retail store at 2332 Newport Blvd, next door to our business. We have talked to the owners and operators on several occasions when they came in for an awesome cut and shave. We look forward to having them in the neighborhood.

Dapper Don Barber Lounge



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2346 Newport Blvd Suite B





We support a cannabis retail store at 2332 Newport Blvd, next door to our business. We have talked to the owners and operators on several occasions when they came in for an awesome cut and shave. We look forward to having them in the neighborhood.

Dapper Don Barber Lounge



2346 Newport Blvd Suite B



I am Not in favor of a  
retail Cannabis.

Sincerely

Dorothy Bayless



PH-3 11-17-22



**OFFICIAL PUBLIC NOTICE**

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

<b>Hearing Date:</b>	November 28, 2022	<b>Hearing Time &amp; Location:</b>	6:00 PM or as soon as possible thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA; and virtual locations
<b>Application No.</b>	PA-22-21	<b>Applicant/Agent:</b>	Vaccher Family Trust/Randall Longwith
<b>Site Address:</b>	2001 Harbor Blvd. Suites 100-103	<b>Zone:</b>	C2 (General Business District)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Email Comments to:</b>	PCPublicComments@costamesaca.gov

**Description:** Planning Application 22-21 is a request for a Conditional Use Permit to allow a retail cannabis storefront use within a 3,720-square-foot first floor tenant space of a two-story commercial building located at 2001 Harbor Boulevard. The proposed use would be subject to Costa Mesa's regulations, conditions of approval, and State regulations. For additional information, please visit the City's website at [www.costamesaca.gov/hot-topics](http://www.costamesaca.gov/hot-topics).

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

**OFFICIAL PUBLIC NOTICE**

**From:** Sofi <sofichavez26@gmail.com>  
**Sent:** Monday, November 28, 2022 7:18 AM  
**To:** PC Public Comments  
**Subject:** Opposition to: PA-22-21: the planning application 22-21 for a retail cannabis storefront business located at 2001 Harbor Boulevard, Suites 101-103 (South Coast Safe Access)

Dear City of Costa Mesa, Planning Commission, and fellow residents of Charle St,

My name is Sofia Chavez, and I humbly write to you today to **oppose** the approval of application PA-22-21: *the planning application 22-21 for a retail cannabis storefront business located at 2001 Harbor Boulevard, Suites 101-103 (South Coast Safe Access)*.

I've lived here on Charle St. in Costa Mesa all of my life, and it is truly alarming, concerning, and disheartening to hear that Mr. Randall Longwith wants to bring a Cannabis storefront dispensary business into our community. One of the primary residents that would be affected by the implementation of this dispensary would be my family and me, as we live within walking distance from where this proposed storefront wants to be placed, the children and teenagers in our area, and our overall community members especially those who are immunocompromised, and the people in our street/in our residential community who are fighting every day to avoid the use of substances such as cannabis and alcohol. I ask the council to please consider opposing the approval of this application for the following reasons:

- The background statements presented by the applicant state: "The property is located on one of the City's primary commercial corridors and the surrounding uses predominantly include multi-tenant commercial centers. The far end of the subject property abuts Charle Street, which is developed with multifamily residences."
  - This is not true, the surrounding uses are commercial corridors on Harbor Blvd, however, on the opposite side of the proposed location, is Charle St and our street is predominately a multi-family residential area. I also disagree that it is a "far end", the proposed location is walking distance from my home and our community, so please do not dismiss our people and our families. It is within walking distance. The fact that there is a parking lot between the residential area and the proposed storefront does not further separate us at all.
- The proposed cannabis storefront serves no benefit big enough to the community that would outweigh the potential cons that would arise. Cannabis users will easily cause our neighborhood to be exposed to the odor of marijuana, and bring unnecessary smell, and attention to an otherwise quiet and peaceful neighborhood. Those who are immunocompromised, children, teenagers, and our families will also be exposed to second-hand smoke if the consumers of the proposed business decide to loiter and hang out around the premises. According to the CDC, "Secondhand marijuana smoke contains many of the same toxic and cancer-causing chemicals found in tobacco smoke and contains some of those chemicals in higher amounts. Secondhand marijuana smoke also contains tetrahydrocannabinol (THC), the compound responsible for most of marijuana's psychoactive effects (or the "high"). THC can be passed to infants and children through secondhand smoke, and people exposed to secondhand marijuana smoke can experience psychoactive effects, such as feeling high." Although the applicants may argue that they won't allow the use of cannabis in the area, they are not able to ensure this nor ensure the safety of our residents. The other businesses that surround Charle St. actively serve everyone in the community:

whether it be access to food or a place to shop, this storefront would only cause distress and problems in our community.

- Prohibiting the presence of a cannabis storefront is of utmost importance in preserving the mission of three very humble organizations found in and near our residential community/Charle St.
  - Charle St 1st Step House of Orange County on Charle St: established in 1952 is an alcohol recovery program for men. This organization works hard to provide support to recovering alcoholics to help them be clean and sober.
  - Safe Harbor Treatment Center for Women on Bernard St: is located around the corner of Charle St and Bernard St. This organization works to help with drug rehabilitation, substance abuse, and addiction. The substance abuse they help treat includes cannabis substance abuse.
    - Victims of abuse and addiction should not be forced to interact with the smell, or presence of any substances that may hinder their mental or physical progress. And, unfortunately, this is what the proposed retail cannabis storefront will do, it will be affecting these individuals greatly, and there is no need for them to do this in our community. I hope that after bringing this to light, they can see how they would be harming our community and be understanding to not move forward with pushing for the approval of this project if they truly do care about our residents. 2001 Harbor Boulevard, Suites 101-103 is **not** an appropriate location for a cannabis dispensary.
  - Save our Youth Center in Costa Mesa: "The SOY Center empowers the youth of Newport Mesa to make positive decisions in life through a variety of programs including academic, dance, art & music, etc". I myself was a part of SOY for many years, and I truly believe that this cannabis storefront near the SOY community would negatively impact the teenagers and the youth who attend SOY because like me some live on Charle St. and in the surrounding residential area. SOY's mission is also to prevent our youth from getting into drugs, violence, and gangs. The increase in drug users that the storefront would bring would go against their mission to keep our youth safe as the storefront will attract drug-using clients. Not only that but since the cannabis dispensaries are cash businesses this storefront may attract a robbery and crime may increase. If a shooting were to happen, what is the likelihood of something happening to our residents and youth? The only answer is that they should not be exposed to even the idea of this and the proposed idea of one security guard and video cameras is not enough to keep us safe.
- While the applicants may think this will benefit the entire community, I still ask: why right next to a residential area? Why not put this dispensary in an area with a higher concentration of businesses and shops? Why put this in our neighborhood? Why not stay where Measure X permits? Does the applicant understand how this would affect our residents who do not need to be surrounded by the presence of marijuana daily? Unfortunately, the proposed plan seems dismissive of our community, which is why I'm advocating for us today.

Additionally, I wanted to do more research on the applicant to understand his mission and what he represents, and I found that according to Mr. Longwith's LinkedIn he is "Attorney Randall T. Longwith is one of the Nation's Premier criminal and medical marijuana attorneys. Mr. Longwith is the chair of the Orange County Chapter of Americans for Safe Access or ASA and had written and fought for many laws to legalize the cannabis industry and bring safe access to patients in need". However, upon more research, his LinkedIn appeared to have misinformation since he was disbarred from the practice of law by the state of California just recently in 2021. According to Cornell Law, "disbarment is the most severe sanction for attorney misconduct, which involves the removal of an attorney's license to practice law" and in 2015 sued our city of Costa Mesa, over a marijuana-related discussion as well. Another published article from the OC Register states: "Attorney Randall T. Longwith sits behind the desk in his spacious, brick-walled Fullerton office like a general in a war room, flanked by zoning maps of the cities where he's aiming to

bring medical marijuana dispensaries next. Anaheim, Huntington Beach, Garden Grove, Westminster, Tustin, Placentia, and Fullerton – they're all on his maps. Three months after Longwith's Costa Mesa petition gained enough signatures to land a pot shop question on the November 2016 ballot, he has written similar initiatives for 10 more Orange County cities. The documents sit ready for marijuana advocates, who are eager to hit the streets, collect signatures, and put the question to the people: Isn't it about time that regulated medical cannabis shops came to your town?"

This just makes me wonder if the applicant truly cares about our community or if his only goal is to bring a marijuana dispensary into Costa Mesa and expand these across orange county as this article states.

I appreciate you taking the time to read about my concerns, and I hope you are open to understanding these valid concerns of a resident who would directly be affected by this proposal. My goal is to keep our residential area to be a safe and peaceful place for everyone. I hope that not only the planning commission can understand my concerns but also for the applicant to understand and care. For all of the reasons mentioned above, I please ask you to **deny this** application PA-22-21. Thank you!

Best regards,  
Sofia Chavez

#### References:

<https://www.cdc.gov/marijuana/health-effects/second-hand-smoke.html>

<https://www.ocregister.com/2015/01/17/cannabis-crusader-asks-isnt-it-time-that-regulated-medical-pot-shops-came-to-your-town/>

<https://www.ocregister.com/2015/03/12/marijuana-advocates-sue-costa-mesa-to-force-special-election/>

<https://www.law.cornell.edu/wex/disbarment>

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Public Comments  
received after the cut  
off time.

**PARTIDA, ANNA**

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PH-1

**From:** Matt Bell <mbell@UFCW324.ORG>  
**Sent:** Monday, November 28, 2022 4:12 PM  
**To:** PC Public Comments  
**Cc:** Chris Glew  
**Subject:** letter of support for flower factory  
**Attachments:** City of Costa Mesa MR.Nice Guy.docx  
  
**Categories:** Red Category

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November 28, 2022

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Dear City of Costa Mesa,

On behalf of more than 21,000 members of the United Food and Commercial Workers (UFCW) Local 324, we wish to express our strong support for Flower Factory powered by Marketplace planning application for a cannabis retail storefront business at, 2332 Newport Blvd, Costa Mesa. The ownership of Flower Factory currently operates a storefront dispensary in Santa Ana under the name Mr. Nice Guy which has been a long partner with UFCW local 324.

The owners of the proposed Flower Factory location have had a collective bargaining agreement with UFCW Local 324 since 2018 for their Santa Ana location. Their contract has helped set a standard for cannabis industry with Union Healthcare for employees as well as holidays, vacation, and paid sick time above the California requirements.

UFCW's partnership with the ownership of Flower Factory raises standards for cannabis workers across California and we are proud to represent the workers at the forefront of the legal cannabis industry. The ownership of Flower Factory has a proven track record of operating in Orange County and partnering with UFCW to ensure the welfare of their employees. We strongly encourage the City of Costa Mesa to approve Flower Factory's planning for a retail cannabis storefront business at 2332 Newport Blvd, Suite E, Costa Mesa, CA.

Thank you for your time and consideration.

Regards,



Matthew Bell  
Secretary Treasurer  
UFCW Local 324

PH-3

**PARTIDA, ANNA**

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**From:** Vince Vaccher <vince@marvac.com>  
**Sent:** Monday, November 28, 2022 4:52 PM  
**To:** PC Public Comments  
**Subject:** Application PA-22-21 at 2001 Harbor Blvd., Suites 101-103  
  
**Categories:** Orange Category, Red Category

To whom it may concern:

We are unable to attend tonight's Costa Mesa Planning Commission meeting, as we are celebrating our father's 86 birthday. However, we would like to support this application and hope for its approval. We have seen first hand the applicants' other businesses and believe that their success will not only help our business but also the City of Costa Mesa.

Sincerely,  
Vnce Vaccher

Vincent J. Vaccher  
President/CEO  
Mar Vac Electronics  
[www.marvac.com](http://www.marvac.com)  
MV Sports Com  
[www.mvsportscom.com](http://www.mvsportscom.com)  
949-216-3702 Office Direct  
949-650-2208 Fax  
[vince@marvac.com](mailto:vince@marvac.com)

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